UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TEXAS
WACO DIVISION

CASE NAME: LJR Properties, Ltd.
c/o Rossco Holdings, Inc.

Petition Date: 7/28/2010

CASE NUMBER: 10-60919-RBK

MONTHLY OPERATING REPORT SUMMARY FOR MONTH Sept YEAR 2010

MONTH	August	Sept				
REVENUES (MOR-6)	0	0				
INCOME BEFORE INT, DEPREC./TAX (MOR-6)	<67>	<4300>				
NET INCOME (LOSS) (MOR-6)	<67>	<4300>				
PAYMENTS TO INSIDERS (MOR-9)	0	0				
PAYMENTS TO PROFESSIONALS (MOR-9)	0	0				
TOTAL DISBURSEMENTS (MOR-8)	<67>	<4300>				

The original of this document must be filed with the United States Bankruptcy Court and a copy must be sent to the United States Trustee

REQUIRED INSURANCE MAINTAINED AS OF SIGNATURE DATE		EXP. DATE
CASUALTY	YES( ) NO(✓)	
LIABILITY	YES(✓) NO( )	8-24-11
VEHICLE	YES( ) NO(✓)	
WORKER'S	YES( ) NO(✓)	
OTHER______	YES( ) NO(✓)	

ATTORNEY NAME: ~~Ronald E. Pearson~~ MICHAEL MCCONNELL
FIRM: ~~Pearson & Pearson~~ KELLY HART & HALLMAN LLP
ADDRESS: ~~2109 Bird Creek Terrace~~ 201 MAIN ST # 2500
ADDRESS:
CITY, STATE ZIP: ~~Temple, TX 76502-1083~~ FORT WORTH, TX 76102
TELEPHONE: ~~2547700699, 2547780500~~ (817) 332-2500

CIRCLE ONE

Are all accounts receivable being collected within terms? Yes (No)
Are all post-petition liabilities, including taxes, being paid within terms? Yes (No)
Have any pre-petition liabilities been paid? Yes (No) If so, describe

Are all funds received being deposited into DIP bank accounts? (Yes) No
Were any assets disposed of outside the normal course of business? Yes (No)
If so, describe
Are all U. S. Trustee Quarterly Fee Payments current? (Yes) No
What is the status of your Plan of Reorganization?
PLAN TO BE FILED WITHIN EXCLUSIVITY PERIOD.

I certify under penalty of perjury that the following complete Monthly Operating Report (MOR), consisting of MOR-1 through MOR-9 plus attachments, is true and correct.

SIGNED [signature]
(ORIGINAL SIGNATURE)

TITLE D

CASE NAME: LJR Properties, Ltd.
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COMPARATIVE BALANCE SHEETS

ASSETS	FILING DATE* 7/28/2010	MONTH August	MONTH Sept	MONTH	MONTH	MONTH	MONTH
CURRENT ASSETS							
Cash	115	443	410				
Accounts Receivable, Net	62981	62886	62886				
Inventory: Lower of Cost or Market	0	0	0				
Prepaid Expenses	0	0	0				
Investments	0	0	0				
Other							
TOTAL CURRENT ASSETS	63096	63329	63296				
PROPERTY, PLANT&EQUIP, @ COST	2116605	2,116,605	2,116,605				
Less Accumulated Depreciation	1519207	1519207	1,519,207				
NET BOOK VALUE OF PP & E	597398	597398	597,398				
OTHER ASSETS:							
1. Tax Deposits							
2. Investments in Subs							
3.							
4. (attach list)							
TOTAL ASSETS	660494	660727	660694				

*Per Schedules and Statement of Affairs

CASE NAME: LJR Properties, Ltd.
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COMPARATIVE BALANCE SHEETS

LIABILITIES & OWNER'S EQUITY	FILING DATE* 7/28/2010	MONTH August	MONTH Sept	MONTH	MONTH	MONTH	MONTH
LIABILITIES:							
POST-PETITION LIABILITIES (MOR-4)		2418	6685				
PRE-PETITION LIABILITIES:							
Notes Payable-Secured	4974481	4,974,481	4,974,481				
Priority Debt							
Federal Income Tax							
FICA/Withholding							
Unsecured Debt							
Other							
TOTAL PRE-PETITION LIABILITIES	4,974,481	4,974,481	4974481				
TOTAL LIABILITIES	4,974,481	4,976899	4981166				
OWNERS'S EQUITY (DEFICIT):							
PREFERRED STOCK							
COMMON STOCK							
ADDITIONAL PAID-IN CAPITAL							
RETAINED EARNINGS: Filing Date	⟨4313987⟩	⟨4316172⟩	⟨4316172⟩				
RETAINED EARNINGS: Post Filing Date			⟨4300⟩				
TOTAL OWNER'S EQUITY (NET WORTH)	⟨4313987⟩	⟨4316172⟩	⟨4320472⟩				
TOTAL LIABILITIES & OWNER'S EQUITY	660494	660727	660694				

*Per Schedules and Statement of Affairs

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SCHEDULE OF POST-PETITION LIABILITIES

	MONTH August	MONTH Sept	MONTH	MONTH	MONTH	MONTH
TRADE ACCOUNTS PAYABLE	2118	2118				
TAX PAYABLE:						
Federal Payroll Taxes						
State Payroll & Sales						
Ad Valorem Taxes						
Other Taxes						
TOTAL TAXES PAYABLE						
SECURED DEBT POST-PETITION						
ACCRUED INTEREST PAYABLE						
*ACCRUED PROFESSIONAL FEES:						
OTHER ACCRUED LIABILITIES:						
1. Advances By Bosk	300	300				
2. Advances By Rossco Plaza Inc		4267				
3.						
TOTAL POST-PETITION LIABILITIES (MOR-3)	2418	6685				

* Payment Requires Court Approval.

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AGING OF POST-PETITION LIABILITIES
MONTH: Sept

DAYS	TOTAL	TRADE ACCTS	FED TAXES	STATE TAXES	AD-VALOREM, OTHER TAXES	OTHER
0-30	4267					4267
31-60	2418	2118				300
61-90						
91 +						
TOTAL	6685	2118				4567

AGING OF ACCOUNTS RECEIVABLE

MONTH	August	Sept				
0-30 DAYS						
31-60 DAYS						
61-90 DAYS						
91 + DAYS						
TOTAL	0	0				

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STATEMENT OF INCOME (LOSS)

MONTH	AUGUST	SEPT					FILING TO DATE
REVENUES (MOR-1)	0	0					
TOTAL COST OF REVENUES							
GROSS PROFIT	0	0					
OPERATING EXPENSES:							
Selling & Marketing							
General & Administrative	67	33					
Insiders Compensation							
Professional Fees							
Other (attach list)							
INSURANCE		4267					
TOTAL OPERATING EXPENSES	67	4300					
INCOME BEFORE INT, DEPR/TAX (MOR-1)	⟨67⟩	⟨4300⟩					
INTEREST EXPENSE							
DEPRECIATION							
OTHER (INCOME) EXPENSE*							
OTHER ITEMS**							
TOTAL INT, DEPR & OTHER ITEMS							
NET INCOME BEFORE TAXES	⟨67⟩	⟨4300⟩					
FEDERAL INCOME TAXES							
NET INCOME (LOSS) (MOR-1)	⟨67⟩	⟨4300⟩					

Accrual Accounting Required, Otherwise Footnote With Explanation
* *Footnote Mandatory*
** *Unusual and/or infrequent item(s) outside the ordinary course of business; requires footnote*

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CASH RECEIPTS AND DISBURSEMENTS	MONTH AUGUST	MONTH SEPT	MONTH	MONTH	MONTH	MONTH	FILING TO DATE
1. CASH - BEGINNING OF MONTH	115	443					
RECEIPTS:							
2. CASH SALES	0	0					
3. COLLECTION OF ACCOUNTS RECEIVABLE	95	0					
4. LOANS & ADVANCES (attach list) BCSK $300	300	4267					
5. SALE OF ASSETS ROSSCO PLAZA $4267							
6. OTHER (attach list)							
TOTAL RECEIPTS	395	4267					
(Withdrawal)Contribution by Individual Debtor MFR-2*							
DISBURSEMENTS:							
7. NET PAYROLL							
8. PAYROLL TAXES PAID							
9. SALES, USE & OTHER TAXES PAID							
10. SECURED / RENTAL / LEASES							
11. UTILITIES							
12. INSURANCE		4267					
13. INVENTORY PURCHASES							
14. VEHICLE EXPENSES							
15. TRAVEL & ENTERTAINMENT							
16. REPAIRS, MAINTENANCE & SUPPLIES							
17. ADMINISTRATIVE & SELLING							
18. OTHER (attach list) BANK CHARGES	67	33					
TOTAL DISBURSEMENTS FROM OPERATIONS							
19. PROFESSIONAL FEES							
20. U.S. TRUSTEE FEES							
21. OTHER REORGANIZATION EXPENSES (attach list)							
TOTAL DISBURSEMENTS	67	4300					
22. NET CASH FLOW	328	<4300>					
23. CASH - END OF MONTH (mor-2)	443	410					

*Applies to individual debtor's only.

Revised 6/14/96

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CASH ACCOUNT RECONCILIATION
MONTH OF Sept

BANK NAME	Wells Fargo	Wells Fargo	Wells Fargo	Wells Fargo	
ACCOUNT NUMBER	#9245844171	#9245844288	#9245884189	#9~~9~~245844064	
ACCOUNT TYPE	OPERATING	PAYROLL	TAX	Depository ~~OTHER FUNDS~~	TOTAL
BANK BALANCE	100	100	105	105	410
DEPOSIT IN TRANSIT	0	0	0	0	0
OUTSTANDING CHECKS	0	0	0	0	0
ADJUSTED BANK BALANCE	100	100	105	105	410
BEGINNING CASH - PER BOOKS	100	100	105	138	443
RECEIPTS	0	0	0	0	4267 *
TRANSFERS BETWEEN ACCOUNTS	0	0	0	0	0
(WITHDRAWAL)CONTRIBUTION-BY INDIVIDUAL DEBTOR MFR-2	0	0	0	0	0
CHECKS/OTHER DISBURSEMENTS	0	0	0	33	4300 *
ENDING CASH - PER BOOKS	100	100	105	105	410

Revised 6/11/96

MOR-8

* 4267 insurance expense paid directly by Rossco Plaza Inc.
#4267 recorded as liability and insurance expensed.

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PAYMENTS TO INSIDERS AND PROFESSIONALS

Of the total disbursements shown for the month, list the amount paid to insiders (as defined in Section 101(31)(A)-(F) of the U. S. Bankruptcy Code) and the professionals. Also, for insiders identify the type of compensation paid (e.g., salary, commission, bonus, etc.) (Attach additional pages as necessary.)

INSIDERS: NAME/POSITION/COMP TYPE	MONTH August	MONTH Sept	MONTH	MONTH	MONTH	MONTH
1.						
2.						
3.						
4.						
5.						
6.						
TOTAL INSIDERS (MOR-1)	0	0				

PROFESSIONALS NAME/ORDER DATE	MONTH August	MONTH Sept	MONTH	MONTH	MONTH	MONTH
1.						
2.						
3.						
4.						
5.						
6.						
TOTAL PROFESSIONALS (MOR-1)	0	0				